



POLICY: GAS SAFETY

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Copies of this Policy may be made available in alternative formats on request.

Former BPHA Policy:	N/A
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POLICY: GAS SAFETY

All reference to 'we', 'our' or 'us' in this Policy should be read as meaning Sandbourne Housing Association.

1. Purpose and aim of the Policy

- 1.1 Sandbourne is required under the Gas Safety (Installation and Use) Regulations 1998 to ensure the ongoing safety, identification and management of risks and maintenance of gas appliances, flues and fittings in properties that we own and manage. The overall aim of this Policy is to protect the occupiers of our properties, their visitors, staff, contractors and the general public from risks associated with gas appliances so far as is reasonably practicable.
- 1.2 We will conform to current regulations regarding the service, maintenance and repair of all gas appliance works and installations for which we are responsible. We will follow the Health & Safety Executive's (HSE) Approved Codes of Practice (ACOPs) and ensure all industry best practice guidance is properly considered.
- 1.3 We will take all reasonable measures to carry out annual safety checks on all gas appliances installed by us as well as those identified as resident-owned appliances in our properties.
- 1.4 We will take all reasonable measures to maintain all installations, appliances and flues serving these appliances in a safe condition, commissioning regular and routine servicing including, as necessary, any repairs required.

2. Contractors

- 2.1 All contractors appointed by us for gas safety checks and servicing must be registered on the Gas Safe Register. All contractors' employees must be suitably qualified to undertake the work.

3. Gas Safety Certificates

- 3.1 Following the annual gas safety check, we will provide each property with a current, valid annual Landlord's Gas Safety Certificate for the type of appliances fitted. We will provide new certificates for newly occupied properties following either a mutual exchange or void periods.

4. Gaining access for gas safety checks

4.1 It is a condition of individual tenancy agreements that tenants must provide access to their properties for checks that we are required to do by law.

4.2 We will act appropriately, in a reasonable and proportionate manner, and in accordance with regulatory and legal requirements in gaining access to premises to undertake a gas safety check. In doing so, we will take into account the resident(s)' circumstances before initiating legal action against a resident who fails to allow access for this purpose.

4.3 If our staff or contractors are unable to gain access to a property for a gas safety check, we may seek to obtain an injunction from the local county court and/or implement possession proceedings for a breach of tenancy. An order for costs may be sought as part of any court action.

5. Monitoring

5.1 We will monitor our gas safety check performance through key performance indicators.

6. Equality impact assessment/Protected characteristics (as at 8 January 2019 or later amendments/additions).

Neutral.

7. Consultation arrangements

7.1 We will consult all tenants and recognised tenants' bodies on this Policy and their views will be taken into account by the Board before adopting it. Our staff will also be consulted on this Policy and any reasonable suggestions will be taken into account before the Policy is approved by the Board.

8. Related procedures:

See procedures notes for management and implementation of the Policy.